

ITEM #16 DD 32172-01-01



MINIMUM BID: \$188,800

NOTE: If this parcel is sold at public auction, its use will NOT be restricted to development as a public park. The "Exhibit A" description will be rewritten to eliminate reference to restricted park use.

REGISTRATION FEE: \$7,500

REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY FEB. 14, 2007

DESCRIPTION:

LOCATION:	Sweetwater Road & Ildica Street, Spring Valley, 91977
SIZE:	22,338 SF
SHAPE:	Irregular
TOPOGRAPHY:	Mostly Level
ZONING:	Variable Family Residential (RV-11)
UTILITIES:	All Available
ACCESS:	Ildica Street
IMPROVEMENTS:	N/A
FINANCING:	None

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

LIMITATIONS AND INSPECTION

The sales of these properties are subject to all matters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

Exhibit "A"

Those portions of Lot 1 of Tract 1401, in the County of San Diego, State of California, according to Map thereof No. 1401, filed in the office of the County Recorder of said County, as conveyed in deed to R. Morrin, et ux, as PARCEL 3 recorded on August 22, 1986 as Document Number 86-364115 and in deed to said Morrin as PARCEL 1 and PARCEL 2, recorded on December 15, 1998 as DOC # 1998-0817396 both of official records on file in the office of said recorder, lying Northerly of the following described line:

BEGINNING at a point on the Easterly line of the above described parcel, said point bears N.00°22'35"E., 7.58 feet from the Southeasterly corner thereof, said point being the beginning of a 53.81 foot radius non-tangent curve concave Northerly, a radial to said point bears S.01°02'27"E.; thence (1) leaving said line, Westerly along the arc of said curve 24.97 feet, through a central angle of 26°35'22"; thence (2) N.64°26'47"W., 30.90 feet to the beginning of a 77.43 foot radius curve concave Southerly; thence (3) Westerly along the arc of said curve 33.63 feet, through a central angle of 24°53'13"; thence (4) N.89°20'00"W., 4.93 feet; thence (5) N.05°15'16"W., 105.35 feet to a point on the Westerly line of the above described parcel and the POINT OF TERMINUS, said point bears N.00°22'35"E., 137.63 feet from the Southwesterly corner thereof.

Containing 22, 338 square feet, more or less.

It is expressly made a condition herein that the conveyed property be used exclusively for public purposes for a period of fifteen (15) years from the recorded date of this deed; that if said property ceases to be used exclusively for public purposes during this fifteen (15)-year period, the State may exercise its power of termination. In the event the State exercises its power of termination, all title and interest to said property shall revert to the State of California, Department of Transportation, and that the interest held by the grantee(s) named herein, or its/their assigns, shall cease and terminate.

Subject to special assessments, if any, restrictions, reservations, and easements of record.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6 (HPGN Epoch 1991.35). Multiply all distances used in the above description by 1.000025 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature Allen F. Dibelka

Date 06/20/2006

AU F.W.

CK S.H.

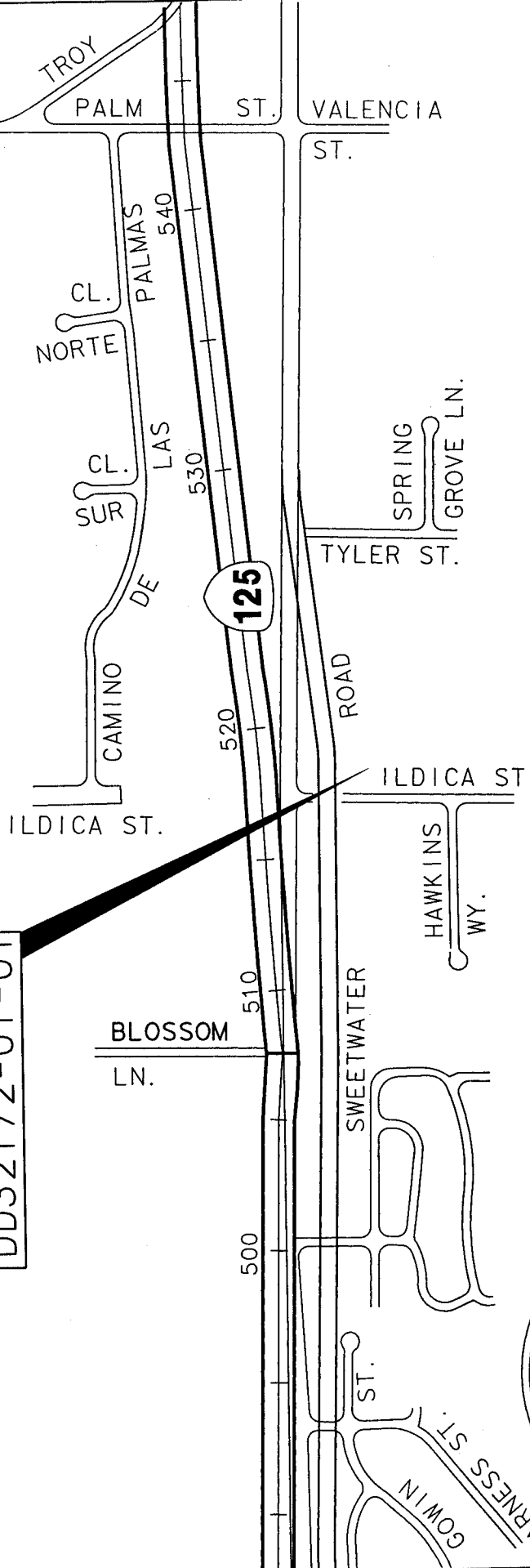


EXHIBIT "B"

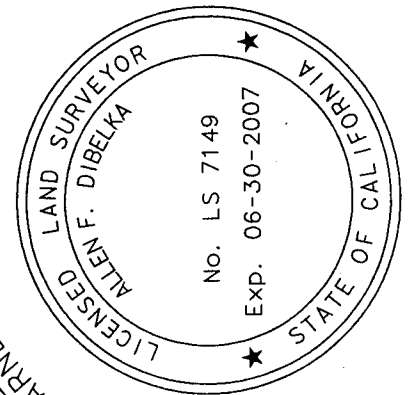
COUNTY OF SAN DIEGO



DD32172-01-01



This map has been prepared by me,
or under my direction, in conformance
with the Professional Land Surveyors' Act.



Signature

Allen F. Dibelka

Date

3/15/2005

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD32172-01-01

RIGHT OF WAY MAP NO.		Por. 53530K	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	13.1	NONE
			SHEET 1 OF 2

EXHIBIT "B"

COUNTY OF SAN DIEGO

ROAD (RELOCATED)

SWEETWATER

"NSW" LINE

AREA=22,338 SF
DD32172-01-01

PM 13.1



STREET

(32172)

LOT 1

20' RD. & UTIL. EASE.
F/N #86-364115 REC.: 08-22-86

TRACT NO. 1401
MAP NO. 1401

ILDICA

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD32172-01-01

RIGHT OF WAY
MAP NO. Por. 53528

COUNTY	ROUTE	POST MILES	SCALE
SD	125	13.1	1"=50'
			SHEET 2 OF 2